

TEAL LAKE VILLAGE ASSOCIATION
Board of Director's
Special Meeting
November 3, 2008 – Bay Club – 1 p.m.

As Approved at December 10, 2008 Annual Meeting

Call to Order: The meeting was called to order at 1:05 p.m. by President, Mel Caskey

The following Board members were in attendance. A quorum was determined.

Mel Caskey: President
Dave Mathieson, Vice President
Dan Clinkenbeard: Treasurer
Simeon Baldwin: ARC
Dick Allyn: Landscape
Russ Michel: Secretary

The following TLV residents were in attendance: Don Carlson

Purpose of Special Meeting: At the September 22, 2008 Board Meeting, it was decided that the Annual Meeting would be on November 10th. It's possible that not all TLV residents received an e-mail of the meeting notification. Therefore, the Board agreed to postpone the Annual Meeting and convene this Special Meeting.

Introduction of Board Candidates: Don Carlson and Sharon Zabloney have agreed to put their name into consideration for the two upcoming Board vacancies. Sharon mentioned to Dan that she vacates Port Ludlow for approximately four months during the winter. All current Board members agreed that they still welcome Sharon to be nominated to the Board. Noted that Diane Ruff indicated that she would consider putting her name into nomination next year.

Set the Annual Meeting Date: The Board set the date of December 10th to be from 10 a.m. to noon for the Annual Meeting. The auditorium has been reserved.

2009 Annual Budget: Dan presented the proposed 2009 Annual Budget. The Board thanks Bob Duncan for his help in preparing the proposed budget. Noted that the budget includes an annual escalation of 8 percent for landscape costs and an outyear projection through 2014.

Annual Meeting Notification: The Board agreed that a mailing be done to all property owners of

record versus an e-mail. The target mailing date is November 7th thus giving the required 30 day notice. The mailing will consist of the following:

1. Letter from Mel with meeting date announcement and proposed agenda
2. Proposed 2009 Annual Budget
3. Ballot of Board candidates with instructions for absentee and proxy voting

Dick mentioned that he has the database of owners of record from the County and can generate mailing labels.

Landscape Report: Dick Allyn

The 2009 Board will have to develop a landscape bid package and recommend a selected contractor for homeowner approval. This is a significant effort. Three to four homeowner volunteers will be recruited to assist. Dick Allyn has agreed to help. Effort should start early in the Spring.

ARC Report: Simeon Baldwin

The hemlock tree behind 35 Outlook Lane (Bob Duncan's house) appears to have died and could be a safety / hazard issue. Dick Allyn has contracted a tree trimming company and has an estimate of \$150 / hour with a 1 ½ hour estimate. Therefore the cost estimate is \$225. The contractor will remove the tree by cutting off at ground level, will chip brush, and will stack the wood to be hauled away by a third party. The Board reviewed a picture of the dead tree. The Board agreed to proceed.

Simeon has an ARC request submitted from a Sea Breeze Ln resident including twelve neighborhood homeowner notification signatures. The ARC request is to remove seven trees to the North of Sea Vista Terrace in the common area bordering Teal Lake and Paradise Bay Roads. The stated reason to remove the trees is to preserve views. Pictures were reviewed. There is a new SBCA ARC form (Common Area and Limited Common Area Permit Application) dated August 2007 that governs the process. This form requires notification of all TLV homeowners noting any objections. Then approvals would be required from the TLV Board, the SBCA, and the County. Approval and subsequent permit from the County is required since said common area is in a County designated Critical Area. The Board discussed and agreed on the following:

- 1) Check to make sure that the trees are in the TLV common area and not within the County road right-of-way.
- 2) It is the policy of the Board that trees in the common area that are a safety / hazard will be removed as a TLV expense. Those that are trimmed or removed to preserve a view will be subject to ARC reviews / approvals and done at the affected homeowner's expense. Simeon will notify the applicants to see if they want to proceed with their request knowing that they will pay for any work done should their request be full approved and County permit obtained.

Teal Squeal Editor: To date, no volunteers have come forward to take on this role. Mel will

compose a special e-mail asking again. Dick Allyn will send out the e-mail.

Adjournment: M/S/C to adjourn at 2:30 p.m.

Restfully Submitted,

Russ Michel, Recording Secretary

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